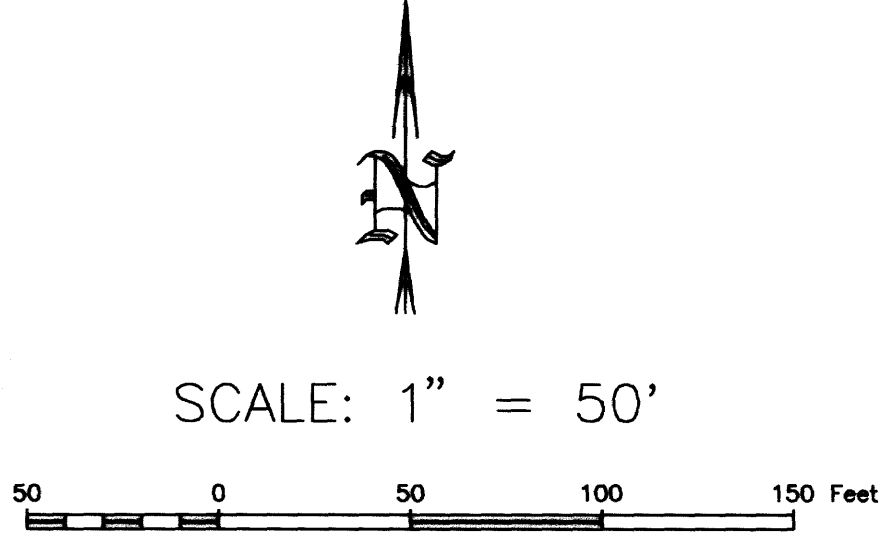
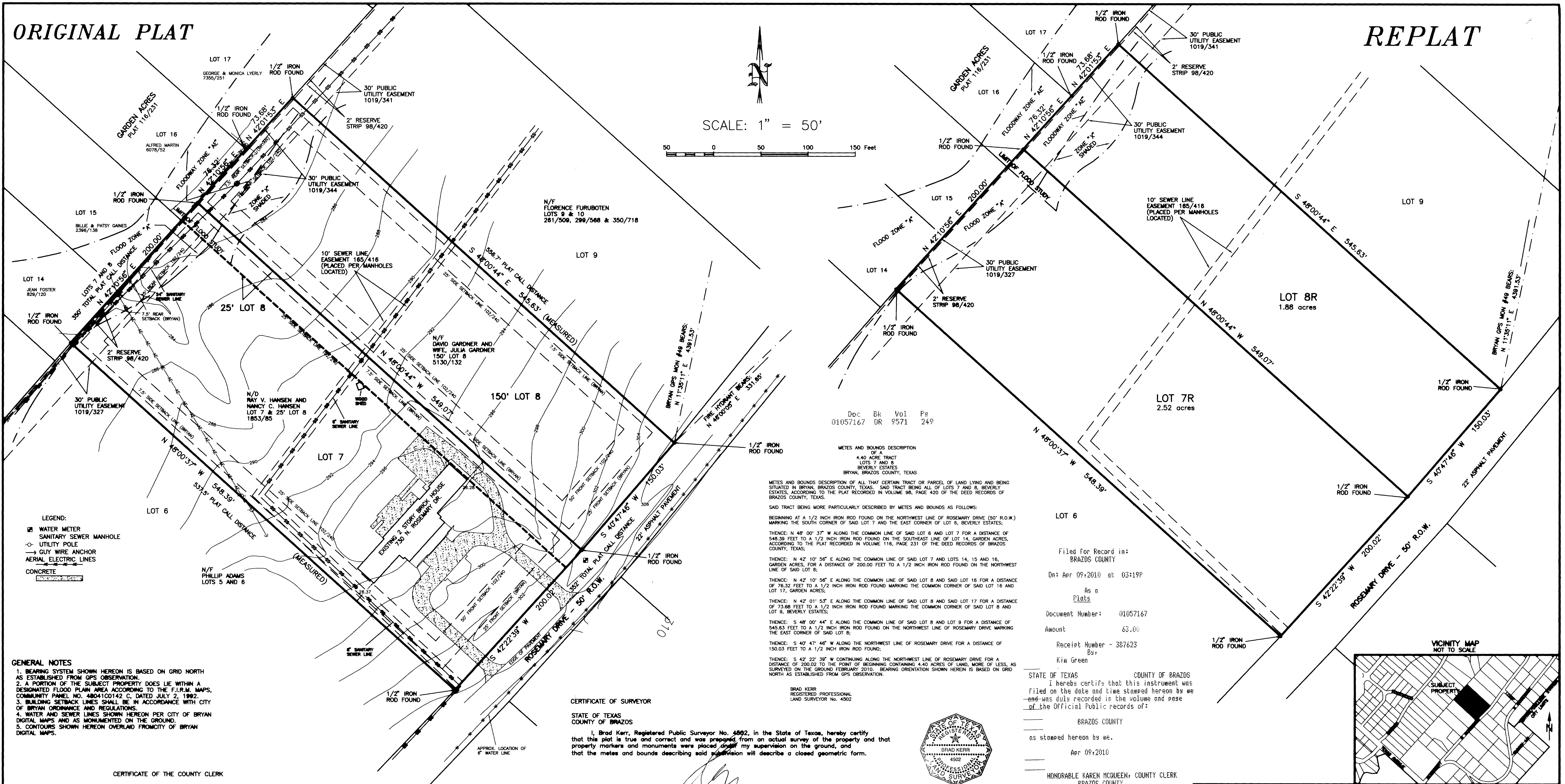


ORIGINAL PLAT

REPLAT



- LEGEND:
- ☐ WATER METER
 - SANITARY SEWER MANHOLE
 - UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - CONCRETE

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0142 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS AND AS MONUMENTED ON THE GROUND.
5. CONTOURS SHOWN HEREON OVERLAP FROMCITY OF BRYAN DIGITAL MAPS.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 11th day of April, 2012, in the Official Public Records of Brazos County, Texas, in Volume 95-11, Page 244.

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 11th day of April, 2012.

Kenneth Kimmel
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 11th day of April, 2012.

David P. Johnson
City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr
R.P.L.S. No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, RAY HANSEN and NANCY HANSEN owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 1853, Page 85, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Ray Hansen
Nancy Hansen
Owner(s)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ray Hansen & Nancy Hansen known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 11th day of MARCH, 2012.

Pat Propp
Notary Public, State of Texas
My Commission Expires April 14, 2015

METES AND BOUNDS DESCRIPTION

OF A
4.40 ACRE TRACT
LOTS 7 AND 8
BEVERLY ESTATES
BRYAN, BRAZOS COUNTY, TEXAS

Said tract being more particularly described by metes and bounds as follows:

BEING IN A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF ROSEMARY DRIVE (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 7 AND THE EAST CORNER OF LOT 6, BEVERLY ESTATES;

THENCE: N 48° 00' 37" W ALONG THE COMMON LINE OF SAID LOT 8 AND LOT 7 FOR A DISTANCE OF 548.39 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 14, GARDEN ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 116, PAGE 231 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 10' 58" E ALONG THE COMMON LINE OF SAID LOT 7 AND LOTS 14, 15 AND 16, GARDEN ACRES, FOR A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID LOT 8;

THENCE: N 42° 01' 53" E ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 17 FOR A DISTANCE OF 73.68 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 8 AND LOT 9, BEVERLY ESTATES;

THENCE: S 48° 00' 44" E ALONG THE COMMON LINE OF SAID LOT 8 AND LOT 9 FOR A DISTANCE OF 545.83 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF ROSEMARY DRIVE MARKING THE EAST CORNER OF SAID LOT 8;

THENCE: S 42° 47' 46" W ALONG THE NORTHWEST LINE OF ROSEMARY DRIVE FOR A DISTANCE OF 150.03 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE: S 42° 22' 38" W CONTINUING ALONG THE NORTHWEST LINE OF ROSEMARY DRIVE FOR A DISTANCE OF 200.02 TO THE POINT OF BEGINNING CONTAINING 4.40 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2010. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, DAVID GARDNER and JULIA GARDNER, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 5130, Page 132, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

David Gardner
Julia Gardner
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared David Gardner & Julia Gardner known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 12th day of MARCH, 2012.

Darlene Fairchild
Notary Public, Brazos County, Texas

DARLENE FAIRCHILD
Notary Public, State of Texas
My Commission Expires
AUGUST 21, 2011

Doc	Bk	Vol	Ps
01057167	DR	9571	249

Filed for Record in:
BRAZOS COUNTY

On: Apr 09 2010 at 03:19P

As a
Plat

Document Number: 01057167

Amount: 63.00

Receipt Number - 387623

By:
Kia Green

STATE OF TEXAS
COUNTY OF BRAZOS

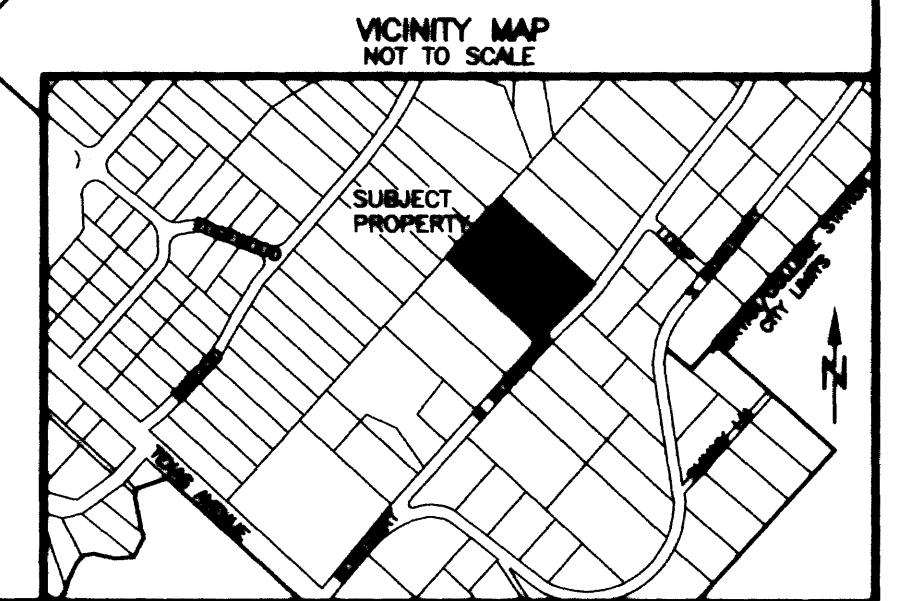
I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Apr 09 2010

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY



AMENDING PLAT
OF
LOTS 7 AND 8
BEVERLY ESTATES
VOLUME 98, PAGE 420
4.40 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: 02-05-10
PLAT DATE: 02-09-10
REVISED: 02-16-10
JOB NUMBER: 10-042
CAD NAME: 10-042
CRS FILE: BEV (cont); 10-042 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR:
DAVID F. GARDNER
5009 AUGUSTA CIRCLE
COLLEGE STATION, TEXAS 77845